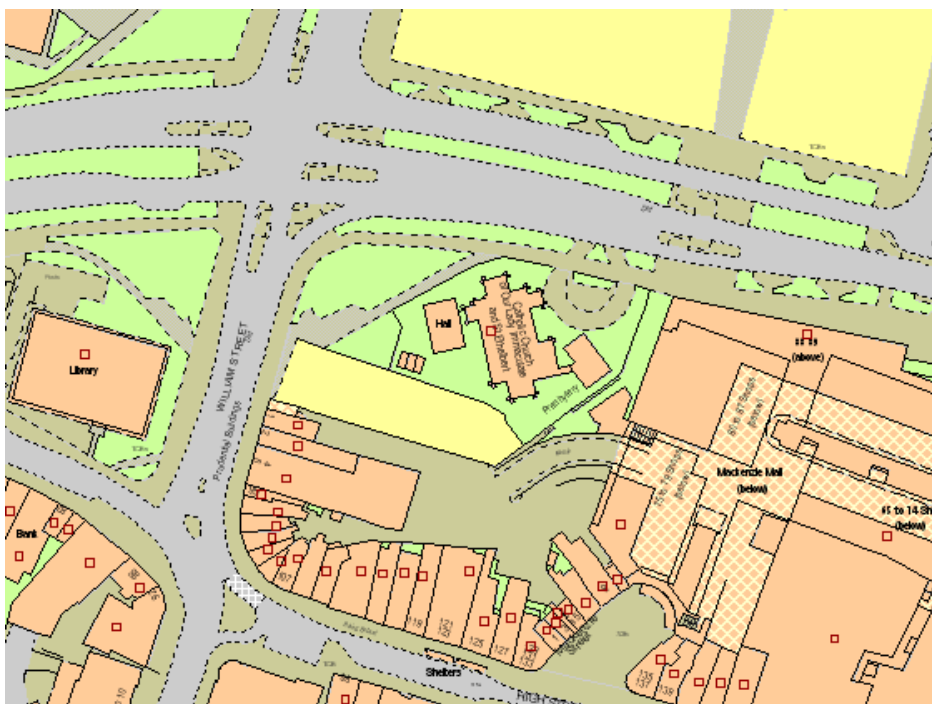


Registration Date:	Applic. No:	P/15524/002
Officer:	Ward:	Central
	Applic type:	
	13 week date:	
Applicant:	Morgan Sindall PLC	
Location:	Former Day Centre Site & Service Yard, Slough, SL1 1DH	
Proposal:	<p>SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 03 (MATERIALS), OF PLANNING PERMISSION REFERENCE P/15524/000 DATED 06TH SEPTEMBER 2013 FOR VARIATION OF CONDITION 02 OF PLANNING PERMISSION REFERENCE S/00533/000 (FOR REDEVELOPMENT OF THE SITE FOR A NEW LIBRARY AND CULTURAL CENTRE INCLUDING LIFE LONG LEARNING FACILITIES, MULTI PERFORMANCE SPACE/COUNCIL CHAMBER, TEACHING ROOMS, GALLERY SPACE, CAFE, EXTERNAL READING GARDEN, NEW VEHICULAR ACCESSES, PHASED PROVISION OF ENHANCED PEDESTRIAN LINKS, PUBLIC REALM AND LANDSCAPE IMPROVEMENTS. THE PROPOSAL WILL INVOLVE THE DEMOLITION OF PART OF THE REAR OF 3-4 WILLIAM STREET, THE RAMP AND TOILET BLOCK ATTACHED TO QUEENSMERE SHOPPING CENTRE AND SCOPE FOR THE FUTURE DEMOLITION OF 7-11 MACKENZIE SQUARE FOR ENHANCED PUBLIC REALM AND PEDESTRIAN LINKS); FOR: A REDUCTION IN THE BUILDING FOOTPRINT AND MINOR CHANGES TO THE ELEVATIONS AND ROOF.</p>	

Recommendation: Approve



1.0 SUMMARY OF RECOMMENDATION

1.1 Approve.

1.2 This application is to be considered by Planning Committee because of the strategic importance of the project to the Heart of Slough and the further importance of the external finishes for this iconic building. Also it forms part of a major development.

PART A: BACKGROUND

2.0 Application Site

2.1 The site is located at the western end of the town centre, to the rear of shops fronting the High Street and Mackenzie Square, and immediately south of St Ethelbert's Church; a Grade II listed building. It also fronts onto the new Heart of Slough crossroads junction. The site includes land previously occupied by the Age Concern building fronting William Street (now demolished), and the service yard to the rear of the buildings fronting High Street and William Street. The service yard is currently accessed via a ramp from the first floor of the Queensmere Shopping Centre, located immediately to the east of the site. The site forms part of the Heart of Slough Master Plan area.

3.0 Proposal

3.1 The purpose of this report is to agree the material that will be used as the main cladding on The Curve community building. A sample of this will be displayed at the meeting.

3.2 All other materials and outstanding conditions will be approved by officers under delegated powers.

4.0 Planning Background

4.1 The site forms the south east quadrant of the Heart of Slough regeneration area. The outline planning permission (P/14405/000) for the Heart of Slough Master Plan, which was granted in 2009, included approval for the Learning Curve building.

4.2 This would have been partly built upon land which was part of St Ethelberts church. When agreement could not be reached with the church the building was relocated and redesigned. As a result planning permission (S/00533/001) was granted for The Curve in 2010. The full description of this was:

REDEVELOPMENT OF THE SITE FOR A NEW LIBRARY AND CULTURAL CENTRE INCLUDING LIFE LONG LEARNING FACILITIES, MULTI PERFORMANCE SPACE / COUNCIL CHAMBER, TEACHING ROOMS, GALLERY SPACE, CAFE,

EXTERNAL READING GARDEN, NEW VEHICULAR ACCESSES, PHASED PROVISION OF ENHANCED PEDESTRIAN LINKS, PUBLIC REALM AND LANDSCAPE IMPROVEMENTS. THE PROPOSAL WILL INVOLVE THE DEMOLITION OF PART OF THE REAR OF 3-4 WILLIAM STREET, THE RAMP AND TOILET BLOCK ATTACHED TO QUEENSMERE SHOPPING CENTRE AND SCOPE FOR THE FUTURE DEMOLITION OF 7-11 MCKENZIE SQUARE FOR ENHANCED PUBLIC REALM AND PEDESTRIAN LINKS.

- 4.3 It should be noted that since then the detailed design of The Curve has been refined and minor amendments have been made to the design which included a reduction in the building footprint and minor changes to the elevations and roof. This included cutting back the building at the eastern end closest to Queensmere to increase the area of public open space in this area.
- 4.4 These changes were approved as minor amendments under delegated powers in September 2013 and a new planning permission (P/15524/000) was issued.
- 4.5 There is a current submission of details application (P/15524/001) in for conditions relating to relating to archaeology, land contamination, surface water drainage scheme- hydrology and discharge rates, foundation detail, surface water drainage infiltration, access design, pedestrian visibility, visibility splays and roller shutter door/gate/barrier. These will be determined by officers under delegated powers.
- 4.6 Details of all samples have also been submitted in order to comply with condition No.3 of planning permission P/15524/000. These will also be determined under delegated powers apart from the approval of the external cladding that will used on the building.
- 4.7 When this was previously considered by the Planning Committee in August 2010 it was explained that there were two options were for the type material to be used as the cladding for the building. These were:
- 1 White gloss (RAL 9010) glazed terracotta rain screen system
 - 2 White gloss (RAL 9010) polyester powder coated 3mm aluminium panel rain screen system.
- 4.8 Whilst it was agreed that the aluminium panel was the preferred material, no approval was granted at that time. This is why the proposed material has been brought back to Committee for approval.
- 5.0 Consultation**
- 5.1 The overall design and general appearance of The Curve has been the subject of extensive public consultation.

- 5.2 The proposed cladding material has been the subject of internal consultations.
- 5.3 English Heritage were previously consulted on the proposed material. They were happy with the basic concept of relatively large panels with a white enamelled finish with a degree of texture pressed in and are profiled to follow the curves of the building. English Heritage advised that they consider that the joints between the panels must be tighter than 10mm, they believe that the corners could be sharper and that tests should be undertaken to see how they weather.
- 5.4 English Heritage were also consulted about the amendments to the design and raised no objections.

PART B: PLANNING APPRAISAL

6.0 Policy Background

- 6.1 The application will be assessed against the following policies:

The National Planning Policy Framework (NPPF)

The NPPF states that unless material considerations dictate otherwise development proposals that accord with the development plan should be approved without delay. That planning should not act as an impediment to sustainable growth and should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It also states that high quality design should be secured and a good standard of amenity for all existing and future occupants of land and buildings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Development Framework, Core Strategy 2006-2026, Development Plan Document

- Core Policy 8 (Sustainability & the Environment)

Adopted Local Plan for Slough

- EN1 (Standard of Design)

7.0 The Design of the Building

- 7.1 As explained above the design of the building has been approved by Committee in planning permission S/00533/001, subject to the minor amendments approved under planning permission

P/15524/000.

7.2 As a result the only matter to be approved by Members at this stage is the material for the exterior cladding of the building..

8.0 The Proposed Materials

8.1 The proposed material for the external cladding of The Curve is a series of 1000mm x 1100mm panels which are curved in the vertical axis. The proposed material is polyester powder coated aluminium and the proposed colour is (RAL 9010) which is just “off white” .One of the panels will be displayed at the meeting.

8.2 The proposed materials have to take account of what is appropriate for what will be a modern “iconic” building, as well as their compatibility with St Ethelbert’s Church and the Prudential Building

8.3 It is considered that the proposed aluminium panels are appropriate cladding materials for a significant cultural building. They will have a significant life span (guaranteed for 25 years) and require limited maintenance. It is a robust material which can cope with significant knocks. Graffiti can be cleaned off with the application of an anti graffiti coating to the lower levels. In the case of malicious damage individual panels can be easily replaced

8.4 The main architectural features of the design of the Curve are its sculptural shape, the extensive use of glazing at both ends and the pattern of glazing along the northern elevation fronting the Church with its distinctive “eye brow” shape.

8.5 As a result it is considered that the use of simple curved plain coloured panels complements the overall design of the building

8.6 It was originally proposed that each panel would have an embossed series of nodules in them to create a surface texture and create additional patterns in the elevation. These are not now included in the proposed design which will rely upon the curvature of the panels to create different textures.

8.7 The colour chosen is just “off white” which is intended to be bright but not harsh in sunlight and a softer grey on the shaded north facade

8.8 The adjoining Church of Our Lady Immaculate and St. Ethelbert and the adjacent Presbytery are both Grade II Listed Buildings. The Church was built in 1909-10, while the Presbytery was not completed until 1919. In particular, the listed building description places significant importance to the flint stone dressing of the two buildings.

- 8.9 As explained above, when English Heritage were previously consulted on the proposed material they were happy with the basic concept of relatively large panels with a white enamelled finish.
- 8.10 The white colour also provides a clean simple background for St Ethelbert's church when viewed from Wellington Street.
- 8.11 Although The Curve adjoins the Prudential Building, which is a Locally Listed Building which was built in the 1930s, the proposed white panels do not have much of an impact upon the William Street frontage because this elevation is almost entirely glazed.
- 8.12 As a result it is considered that the proposed white panels are suitable for the modern design of the building with its distinctive shape and use of glazing. It is also considered that they will provide an appropriate contrast and enhance the setting of the adjacent Listed and Locally Listed Buildings. It is therefore recommended that the submission of details should be approved as being in compliance with Core Policy 8 and Local Plan EN1.

PART C: RECOMMENDATION

9.0 Recommendation

9.1 Approve.

9.2 INFORMATIVE(S):

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.